

**Exhibit "B"**  
**Case Closure Summary**  
**13<sup>th</sup> & 14<sup>th</sup> Streets Redevelopment Project**  
**Site Designation Program**

**I. AGENCY INFORMATION**

**DATE: April 27, 2006**

|   |   |
|---|---|
| Agency Name: County of San Diego, Environmental Health, SAM | Address: P.O. Box 129261                  |
| City/State/ZIP: San Diego, CA 92112-9261                    | Phone: (619) 338-2222 FAX: (619) 338-2377 |
| DEH Staff Person: EWAN MOFFAT                               | Title: ENVIRONMENTAL HEALTH SPECIALIST    |

**II. CASE INFORMATION**

|  |  |                     |
|--|--|---------------------|
| Case No. H09532-002  | RWQCB Case No. NA                                |                     |
| Site Name: ADT PROPERTY HOLDINGS                                       | Site Address: 1416 MARKET ST, SAN DIEGO CA 92101 |                     |
| <u>Responsible/Requesting Parties</u>                                  | <u>Address</u>                                   | <u>Phone Number</u> |
| EVI, LLC (BLOCK 145)<br>c/o DEE McGONIGLE                              | 104 SOUTH DIVISION STREET<br>SPOKANE, WA 99202   |                     |
| Type of Case: NON-TANK CASE  |  |                     |
| Agency notification of DEH Oversight: DTSC: 8/28/2003 RWQCB: 8/28/2003 |  |                     |

**III. SITE CHARACTERIZATION AND/OR INFORMATION**

|  |  |                        |  |                                    |  |
|--|--|------------------------|--|------------------------------------|--|
| Purpose of Investigation:<br>SITE DESIGNATION  |  |                        | Substances Investigated:<br>HEAVY METALS (LEAD)          |                                    |  |
| Site Characterization complete? YES  |  |                        |  |                                    |  |
| Monitoring Wells Installed? NO   |  | Total Number: 0        |  | Proper Screened Interval? NA       |  |
|  |  |                        |  | Number of decommissioned wells: NA |  |
| Range of groundwater levels on the site? 51 - 59' (ESTIMATED)  |  |                        |  | Groundwater Flow Direction: NA     |  |
| Most Sensitive Current Use: BENEFICIAL GROUNDWATER USE: NONE DESIGNATED<br>EXISTING BENEFICIAL SURFACE WATER USE: REC2 AND POTENTIAL: REC1 |  |                        |  |                                    |  |
| Are Drinking Water Wells Affected? NO  |  |                        | RWQCB Basin Number: 908.21-LINDBERGH HYDROLOGIC SUB AREA |                                    |  |
| Is Surface Water Affected? NO  |  |                        | Nearest Surface Water name: SD BAY                       |                                    |  |
| Off-Site Beneficial Use Impacts (addresses/locations): NA  |  |                        |  |                                    |  |
| TREATMENT AND DISPOSAL OF AFFECTED MATERIAL  |  |                        |  |                                    |  |
| Material   |  | Amount (Include Units) |  | Action (Treatment or Disposal)     |  |
|  |  |                        |  | Date                               |  |
| SOIL   |  | 208.87 TONS            |  | OTAY LANDFILL, CHULA VISTA, CA     |  |
| SOIL   |  | 2323 TONS              |  | 12/2/2004                          |  |
| SOIL   |  | 11,638 TONS            |  | COPPER MOUNTAIN, WHELTON, AZ       |  |
|  |  |                        |  | 11/29/2004                         |  |
|  |  |                        |  | LAKESIDE LANDFILL, LAKESIDE, CA    |  |
|  |  |                        |  | 10/25/2004                         |  |

Non-LOP - Underground Storage Tank Oversight handled outside the LOP  
Non-Tank - Voluntary Assistance Program

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**III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)**

| MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS   |               |               |
|---|---------------|---------------|
|   | MAXIMUM       | REMAINING     |
| <b>SOIL</b>   |               |               |
| Gasoline  | < 10 mg/kg    | < 10 mg/kg    |
| Diesel  | < 10 mg/kg    | < 10 mg/kg    |
| Benzene   | < 0.002 mg/kg | < 0.002 mg/kg |
| Toluene   | < 0.002 mg/kg | < 0.002 mg/kg |
| Ethyl benzene   | < 0.002 mg/kg | < 0.002 mg/kg |
| Xylene (individual isomers or total)  | < 0.007 mg/kg | < 0.007 mg/kg |
| Methyl-tert-butyl ether (MTBE)  | <0.002 mg/kg  | < 0.002 mg/kg |
| tert-Butyl Alcohol (TBA)  | <0.001 mg/kg  | < 0.001 mg/kg |
| Lead  | = 3640 mg/kg  | = 1140 mg/kg  |
| Naphthalene   | = 0.046 mg/kg | < 0.005 mg/kg |
| PCB's   | < 0.05 mg/kg  | < 0.05 mg/kg  |
| <p><b>Comments:</b></p> <p>This case is a site designation VAP. It was a taxi parking lot and will become a mixed residential / commercial (including a supermarket) use. Initial trenching indicated elevated levels of lead in some of the fill material (mostly on the eastern half of the property), and lower levels (0-10 mg/kg) in the native Baypoint soil. In June 2004, the initial consultant submitted a subsurface investigation report that detailed several areas of concern based on this trenching data. The plan from this initial consultant was to reuse some of the lead-impacted soils in areas of no contact (i.e. beneath ramps).</p> <p>In October 2004, a new consultant indicated that all lead impacted soil was to be taken off-site to appropriate receiving facilities. Soil removal occurred and soils were segregated with the use of x-ray fluorescence to screen soils that appeared to be impacted or were noted as an area of concern in the June 2004 report. In addition to general soil screening, the following areas of interest were also noted:</p> <ul style="list-style-type: none"> <li>• A ten-foot diameter cistern. Confirmation samples (four walls and one bottom) indicated adequate cleanup.</li> <li>• A chamber filled with gravel on the southwest corner of the property. Confirmation samples (four walls and one bottom) indicated adequate cleanup.</li> <li>• Several areas of suspected burnash; all of this material was placed into stockpile SP-4.</li> <li>• One area of suspected petroleum compounds. Confirmation samples (four walls and one bottom) indicated adequate cleanup.</li> </ul> <p>Confirmation bottom samples on a 30 x 35-foot grid showed adequate removal of impacted soils (all base confirmation samples contained less than 10mg/kg total lead). In addition, native soil was later removed to a depth of 25 to 30 feet bgs in order to build the subterranean parking.</p> <p>Up to 1140 mg/kg of lead remains in the sidewall of the excavation but poses no threat since the concrete walls of the parking structure will block any exposure pathway for this lead. All Synthetic Precipitation Leaching Procedure (SPLP) samples of lead from the wall samples were ND except one that was at 0.901 mg/l. This sample is not considered a risk since that area will be covered by a ramp.</p> |               |               |

**IV. CLOSURE**

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|---|
| Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? YES  |
| Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? YES   |
| Does corrective action protect public health for current land use?  |
| Case review based on current/proposed use as: - RESIDENTIAL   |
| Are there other issues DEH needs to follow up on: NO  |
| <p>Site Management Requirements:</p> <p>ANY CONTAMINATED SOIL EXCAVATED AS PART OF SUBSURFACE CONSTRUCTION WORK MUST BE MANAGED IN ACCORDANCE WITH THE LEGAL REQUIREMENTS AT THAT TIME.</p> |

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| <b>Should corrective action be reviewed if land use changes? YES</b> |
| <b>List Enforcement Actions Taken: NONE</b>                          |
| <b>List Enforcement Actions Rescinded: NONE</b>                      |
| <b>Is this account up to date and current? YES</b>                   |

**V. LOCAL AGENCY REPRESENTATIVE DATA**

|                          |                              |
|--------------------------|------------------------------|
| <b>Name: TONY SAWYER</b> | <b>Title: HYDROGEOLOGIST</b> |
| <b>Signature:</b>        | <b>Date:</b>                 |

**VI. RWQCB NOTIFICATION**

|  |                                 |                       |
|--|---------------------------------|-----------------------|
| <b>Date Submitted to RWQCB: NA - VAP</b> | <b>RWQCB Response: NA - VAP</b> |                       |
| <b>RWQCB Staff Name: NA - VAP</b>        | <b>Title: NA - VAP</b>          | <b>Date: NA - VAP</b> |

**VII. ADDITIONAL COMMENTS, DATA, ETC.**

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This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.